

# **HARRISBURG PLANNING COMMISSION**

## **REGULAR MEETING**

**April 6, 2016 (WEDNESDAY)**

**REV. DR. MARTIN LUTHER KING, JR.**

**CITY GOVERNMENT CENTER**

**PUBLIC SAFETY AUDITORIUM, ROOM 213**

## **AGENDA**

**CALL TO ORDER: 6:30 PM**

**MINUTES:** March 2, 2016 meeting

### **OLD BUSINESS**

- 1 **Variance and Special Exception for 2400 Derry Street**, zoned Residential Medium-Density (RM), filed by Navtej Grewal of My Spot Market, Inc. to establish a grocery store and to waive associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RM zone. Per Section 7-327.6, one off-street parking space is required for every 150 square feet of gross floor area and one space for each employee. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

### **NEW BUSINESS**

- 1 **Variance and Special Exception for 1926 Central Street**, zoned Residential Medium-Density (RM), filed by Donald Zimmerman to lease bottom 2 garage bays and 3 individual 2<sup>nd</sup> floor bays as rental units/storage. Per Section 7-305.7 of the Zoning Code, self-storage facilities are not permitted in the RM zone. Per Section 7-327.6 of the Code, one off-street space is required for every 25 storage units and 1 space for each employee. Per Section 7-327.8 of the Code, off-street parking may be reduced or waived by Special Exception.
- 2 **Special Exception for 230 North 15<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Kathy Madison, to convert business from family child care to group child care. Per Section 7-305.7 of the Zoning Code, a Special Exception is required for Group Child Care in the RM zone.
- 3 **Special Exception for 2146 North 2<sup>nd</sup> Street**, zoned Riverfront (RF), filed by David Peffley, Sr. to convert office space into 2 dwelling units. Per Section 7-305.7 of the Zoning Code, a Special Exception is required for the creation of multi-family dwellings.

- 4 **Final Land Development and Lot Consolidation Plan for 1201, 1205-1209 Mulberry Street and 209-11 Crescent Street**, zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), filed by Doug Gamber, RLA of Raudenbush Engineering, Inc. to consolidate the lots into one parcel and construct an approximately 35,600 square foot multi-family residential facility (20 units) over parking.
- 5 **Final Land Development and Lot Consolidation Plan for 1249-1257 Mulberry Street and 1249-1255 Derry Street**, zoned Commercial Neighborhood (CN), filed by Doug Gamber, RLA of Raudenbush Engineering, Inc. to consolidate the lots into one parcel and construct an approximately 51,000 square foot multi-family residential facility (26 units) over parking as well as a 2,565 square foot retail facility on the first floor.
- 6 **Final Land Development and Lot Consolidation Plan for 1257 Thompson Street**, zoned Commercial Neighborhood (CN), filed by Doug Gamber, RLA of Raudenbush Engineering, Inc. to consolidate four tracts into one parcel and construct two residential structures (4 units total) of approximately 5,700 square feet.

#### **OTHER BUSINESS**

- 1 Update on the Comprehensive Plan process.

#### **ADJOURNMENT**